English Estates - English Woods Homeowners Association
Meeting Agenda-HOA Board November 10th, 2026

November 10th, 2026, Executive Committee Meeting
Location: 2460 Markingham Rd
Meeting commenced: 7:08 p.m.

Attendees:

Mark Hardin-President, Dustin Smith, Patrice Muse-Treasurer, Lindsay Chancellor-Secretary, John Murphy-Advisory Board, Felicia Verbrycke-Social Committee
Visitor(s): Rob Verbrycke
Online: No online session was provided.

Treasurer's Report: Patrice Muse

Current Account Balance as of November 10, 2026: $5,416.76

217 paid members out of 557 Residential Properties – 38.9% paid members.

We have 24 new members since the last meeting, from Fall Festival

Projected expenses through November 30, 2026: Landscaping ($275.00), WIX monthly email fee ($8.40), Water ($17.84). Total expenses: $301.24.

Fall Festival event brought in over $1,060.50.

Projected account balance through November 30, 2026 is $5,115.52.

ADMINISTRATIVE:

- **We can resume expenditures with the receipt of Fall Festival income ($1,000+).**
- **Do we want to have an Attorney audit of our ByLaws and Articles of Incorporation to bring them up to date? Estimate was $950-$1200. Board vote: ___Y ___N (Deferred)**
- **Lindsay to reach out to another real estate attorney to get a second estimate.**
- **Felicia to post on FB page to advertise for real estate attorney to assist with reviewing HOA governing documents after direction by President.**
- **Everyone is to log in to the website to review and provide feedback.**
- **If anyone is out walking the neighborhood and they spot a shady, pretty street, take horizontal photos to submit to Mark and Andrew for our new website.**
- **Website designer Andrew Brule provided an update to the new website he is working on for the Board to review. Everyone should complete this and reply back to him with any comments/suggestions.**
- **The Fall Festival was a big success! Thanks to everyone who helped in any way ☺!**
- **Neighborhood business directory status - Felicia**
- **The General Meeting was held on 11/7/2026. 2027 Board Candidates: President, Vice-president, and Secretary were voted in for another term. We are still looking for a Treasurer to serve in 2027. If you're interested, let us know by email to association@englishestateshoa.com. The goal is to identify this person prior to our next meeting and give the board time to vote. Dustin mentioned he may have someone who fulfilled this role previously, but she has other responsibilities to consider first. The plan is to advertise for the Treasurer position on Facebook as necessary.**

HOA'S STANDING COMMITTEES

SOCIAL COMMITTEE – CHAIRMAN: Felicia Verbrycke (Publications, Media/Social Platforms, Editorial WEB Sites).

BEAUTIFICATION: Carol Morrow

- **Yard of the Month: 1201 Cheshire Rd is our winner for November 2026, congratulations! This is our last winner for 2026. We will resume in April 2027 and we are looking for well-maintained properties. Will you be a winner in 2027?**

STREET ADVOCATE COMMITTEE - CHAIRMAN – shared

- **No report**

WELCOMING COMMITTEE - CHAIRMAN: Rowena Howe

- **No Senior Love Baskets or Welcome Baskets delivered since last meeting.**

MEMBERSHIP - John, Mark, and Patrice Co-chairs –

- **Estoppel inquiries: 1 total since our October meeting.**
- **Estoppels Issued: 1 total since our last meeting.**
- **There were 11 estoppels requested and 11 issued so far in 2026.**

Estoppel Number	Address	Issue Date	Notes	Closing	Dues Credited
2026-001	1220 Winston Rd	1/7/2026		1/28/2026	2027
2026-002	2318 Castlewood Rd	1/9/2026		1/26/2026	2027
2026-003	1404 Stratford Rd	3/13/2026		4/28/2026	2026
2026-004	1231 Sidcup Rd	3/21/2026		5/4/2026	2026
2026-005	2475 Carolton Rd	4/15/2026		5/18/2026	2027
2026-006	2450 Derbyshire Rd	6/29/2026		7/9/2026	2026
2026-007	1291 Oxford Rd	7/9/2026		7/30/2026	2026
~~2026-008~~	~~213 Doverwood Rd~~	~~9/2/2026~~	~~cancelled~~	~~9/30/2026~~	~~2026~~
2026-009	1466 Winston Rd	9/23/2026		9/28/2026	2026
2026-010	2341 Hunterfield Rd	9/23/2026		10/15/2026	2026
~~2026-011~~	~~2467 Fieldingwood Rd~~	~~10/23/2026~~	~~cancelled~~	~~10/23/2026~~	~~2026~~

Capital Improvement Projects Monitoring

Seminole County's Oxford Road Sidewalk and Drainage Improvements CIP No. 02107094
Which includes improvements for the City of Casselberry Utility Office Water Main Replacement
This project has used approximately 92% of the original contract time and is aiming for substantial completion in December. The contractor has crews assigned to various locations along the project alignment, with a concentration on:

John to reach out to the City of Casselberry about the Northgate 2 project (Belair). Phase 2 will be Oxford to Winston and from Derbyshire to Worthington. Phase 3 is Oxford to Winston and from Markingham to Graham.

Oxford Road From Derbyshire to East Blvd.

- **The completion of the storm drainage on east side Oxford Road south of East Blvd. This work was delayed because of conflicts with TECO Peoples Gas conflict with the new storm drain. The conflict has been resolved, and work is moving forward.**
- **The sidewalks on the west side of Oxford from Derbyshire to East Blvd will be revisited in December with some reconstruction and a new curb and gutter with sidewalk from Fieldingwood to East Blvd.**
- **The City of Casselberry's WMs relocation has been completed and tested. Accommodations were made for grout filling.**
- **The final major improvement will be the total mill and resurfacing of Oxford from Derbyshire to East Blvd.**

Derbyshire Road

- **The original design template had the storm water runoff contained in the swales on either side of Derbyshire for its full length. The City of Casselberry Utility Department's Water Main (WM) replacement water main was placed in the former storm water swale of Derbyshire on the north side, prior to the installation of sidewalks on the north side of Derbyshire from Stratford Road to Winston Rd. The existing storm water swales were eliminated and replaced with continuous slot drains and piping, augmented with valley gutters. This work has been completed but there will be some pavement adjustments to the westbound lanes of Derbyshire Rd. between Oxford Rd, and Winston Rd.**
- **There are no sidewalks planned for the south side of Derbyshire Rd. and no new storm drainage is planned. However, there is some excavation along the south side to expose the existing A.C. water main which has been placed out of service with the installation of the new larger WM on the north side of Derbyshire. The former WM will remain within the R/W and be filled with grout for stabilization. The grouting is scheduled to begin November 9th. Weather permitting. Upon Completion of the grouting, the existing swales will be restored.**

City of Casselberry W.M. Replacement

The City of Casselberry Utility Department's replacement water main was placed in the former storm water swale of Derbyshire on the north side.

Next on the City's work is English Estates Phase 2 which takes in the area east of Oxford Rd. to Winston Rd. and from Derbyshire Rd. to Worthington Rd. This project is currently on hold from the completion of the other W.M replacements in EE/EW and Bel Aire North. It is our understanding that the project could be initiated in the Spring of 2027.

Request for sidewalk/Traffic Control on Glastonberry Rd.

The HOA Board received a request to investigate the possibilities of installing a sidewalk(s) and traffic control (Stop Sign@ Hunterfield) on Glastonberry Rd. from Derbyshire to south of Hunterfield Rd. The Board requested Seminole County Traffic Engineering to investigate the existing traffic requirements of the MUTCD. The results were provided to the Board by the County and indicate that the existing traffic does not meet the threshold for a "Stop" sign. These records show no crashes between July 2001 and July 2026.

Next Executive Board Meeting – December 8th, 2026, at 7:00 p.m. at the Hardin's residence.

Meeting concluded at **8:20 PM**.

Respectfully Submitted,

Mark Hardin, President

Lindsay Chancellor, Secretary

EE/EW HOA